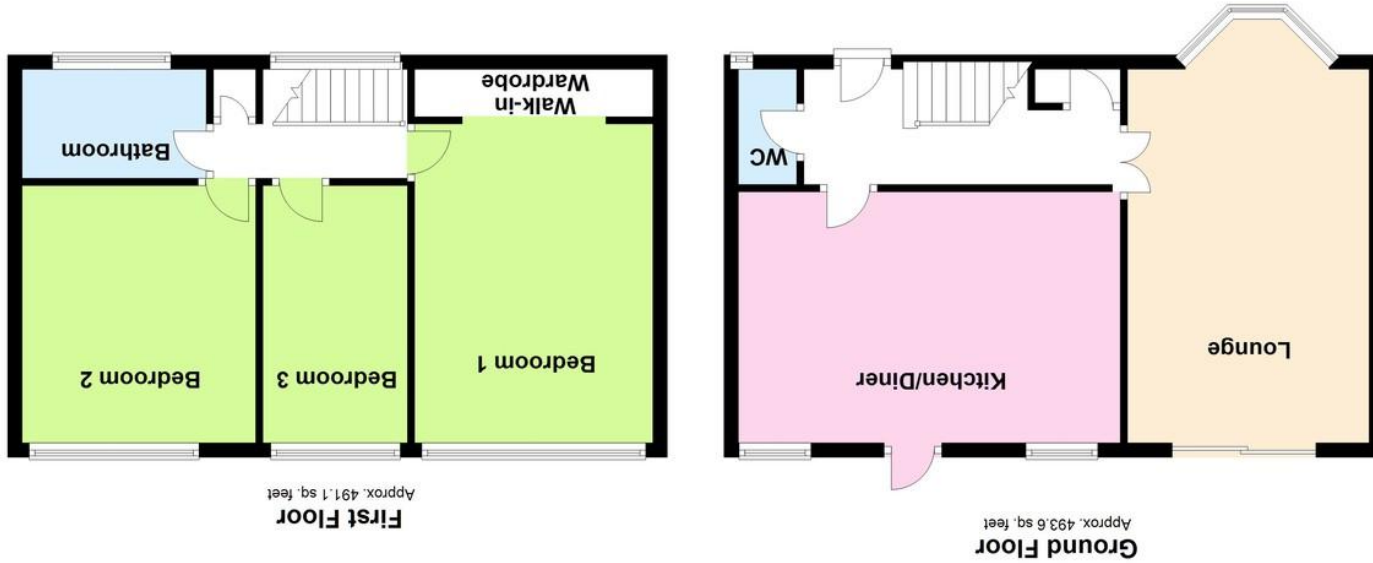
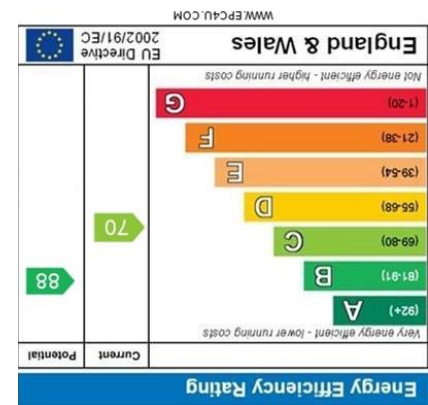


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 984.6 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- THREE DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- GUEST WC
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- REARD GARDEN

Carlcroft, Wilnecote, Tamworth, B77 4DW

Asking Price Of £175,000



## Property Description

A three bedroom mid terrace property being recently refurbished and being sold with no onward chain.

Approach the property via the pathway and front door into:-

**HALLWAY** Having newly fitted carpets, stairs to the first floor and guest w.c.

**GUEST WC** With low level w.c, wash hand basin, double glazed window to front.

**KITCHEN DINER** 15' 7" x 11' 7" (4.75m x 3.53m) With a range of modern wall and base units and work surfaces, integrated hob, oven, extractor, sink with mixer taps, double glazed windows to rear and door leading to the garden, dishwasher, integrated washing machine, integrated tumble dryer, tiled flooring and central heating radiator.

**LOUNGE** 17' 6" x 10' 7" (5.33m x 3.23m) Double doors, with double glazed window to front and double glazed sliding doors to the garden, central heating radiator.

**FIRST FLOOR LANDING** Having double glazed window to front with airing cupboard.

**BEDROOM ONE** 14' 7" x 9' 2" (4.44m x 2.79m) Wardrobe area, double glazed window to rear.

**BEDROOM TWO** 6' 4" x 11' 3" (1.93m x 3.43m) Double glazed window to rear, central heating radiator.

**BEDROOM THREE** 11' 3" x 10' 7" (3.43m x 3.23m) With double glazed window to rear and central heating radiator.

**BATHROOM** With double glazed window to front, low level w.c, panelled bath with electric shower, pedestal wash hand basin and tiled walls.

**REAR GARDEN** Having paved patio, lawned area and rear gated access.

Council Tax Band B - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and data limited for EE, Three, O2 and Vodafone.

Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 163 Mbps. Highest available upload speed 22 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444